

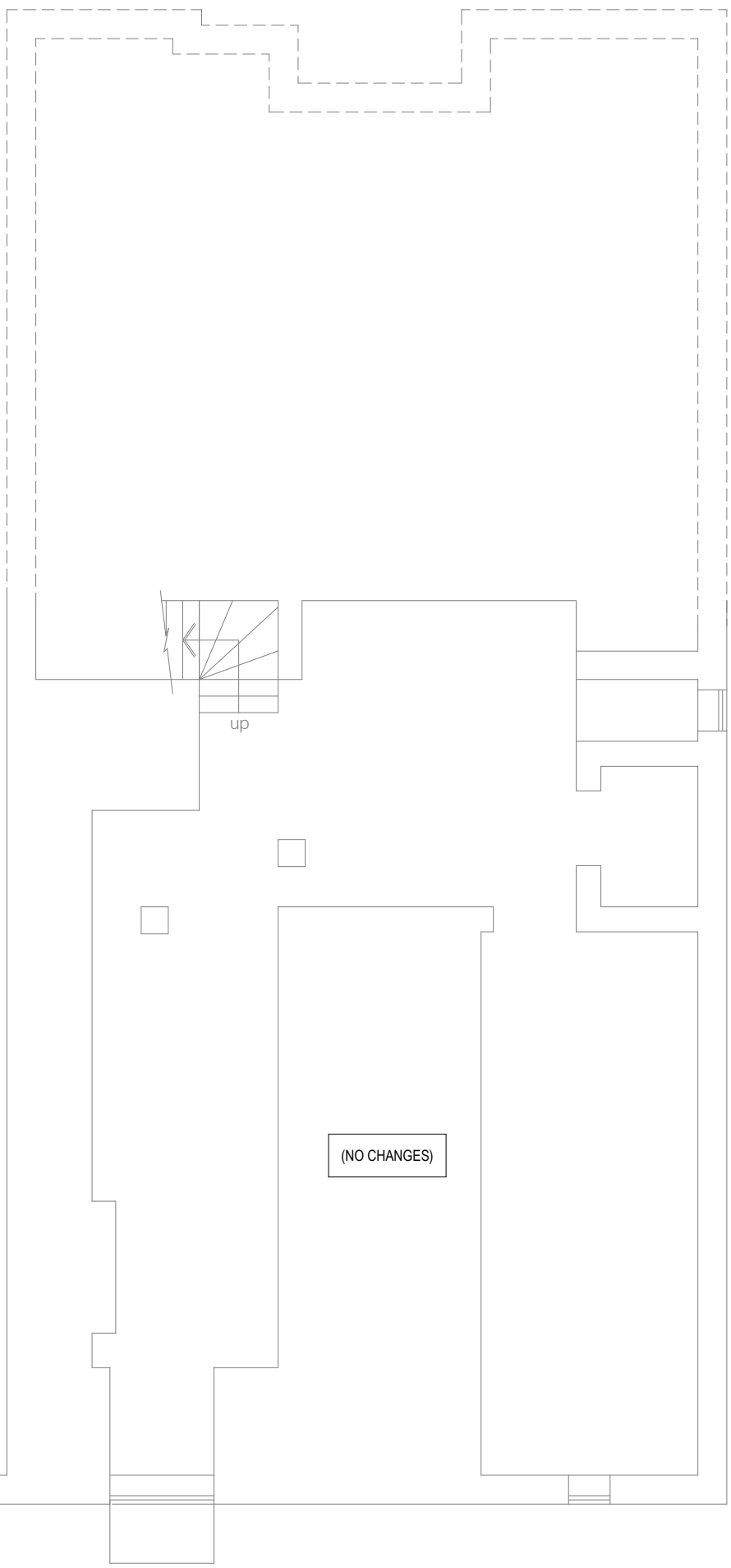


KEY:	
	EXISTING MASONRY
	LIGHT WEIGHT STUD
EB	EXISTING BEAM
FB	FLITCH BEAM



**BASEMENT FLOOR PLAN**  
 1 : 75  
 (STRUCTURE OVER)

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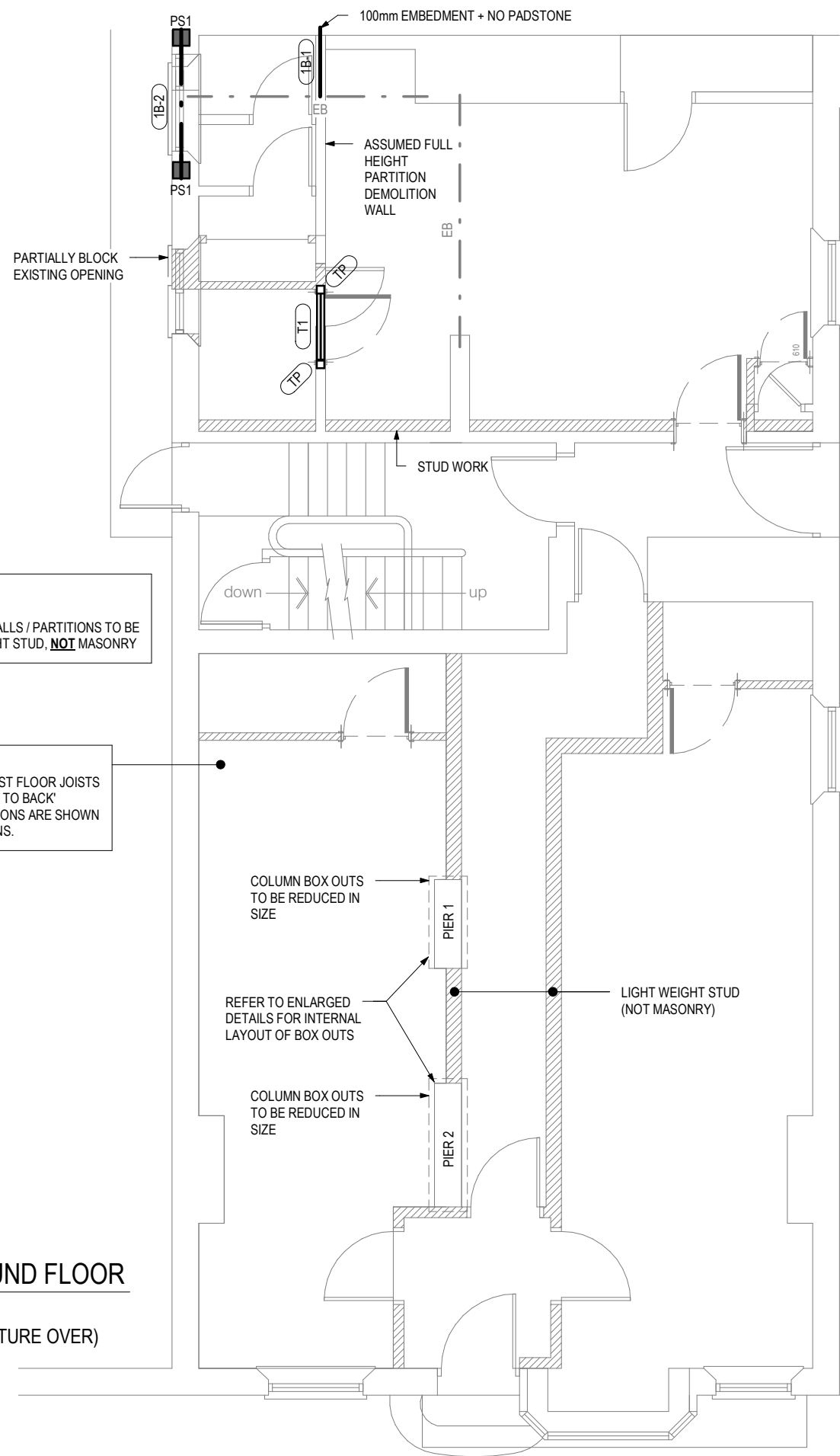
J002242				108 High Street Odiham					
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BASEMENT GA				
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VI	PB	30.03.2022	A3	As indicated

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**NOTES:**  
 \* ALL NEW WALLS / PARTITIONS TO BE LIGHTWEIGHT STUD, **NOT** MASONRY

**NOTE:**  
 EXISTING FIRST FLOOR JOISTS SPAN 'FRONT TO BACK' BEAM LOCATIONS ARE SHOWN ON PIER PLANS.

COLUMN BOX OUTS TO BE REDUCED IN SIZE  
 REFER TO ENLARGED DETAILS FOR INTERNAL LAYOUT OF BOX OUTS  
 COLUMN BOX OUTS TO BE REDUCED IN SIZE

LIGHT WEIGHT STUD (NOT MASONRY)

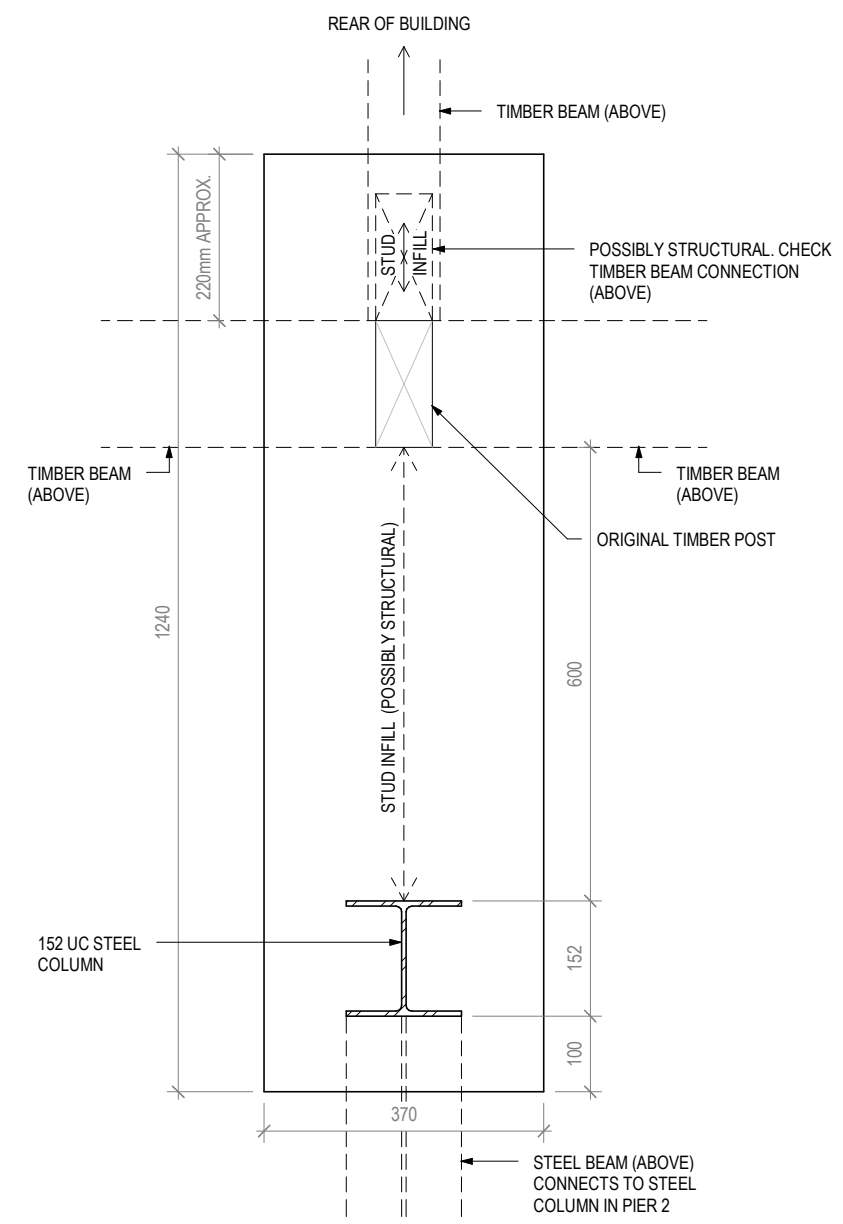
**GROUND FLOOR**  
 1 : 75  
 (STRUCTURE OVER)

STEEL BEAM SCHEDULE - GROUND FLOOR			
REF.	SECTION SIZE	GRADE	ADD. INFO.
1B-1	UB178x102x19	S275	OR 2No. 47 x 150 C24 TIMBERS
1B-2	UC203x203x46	S275	+ 10 PLATE

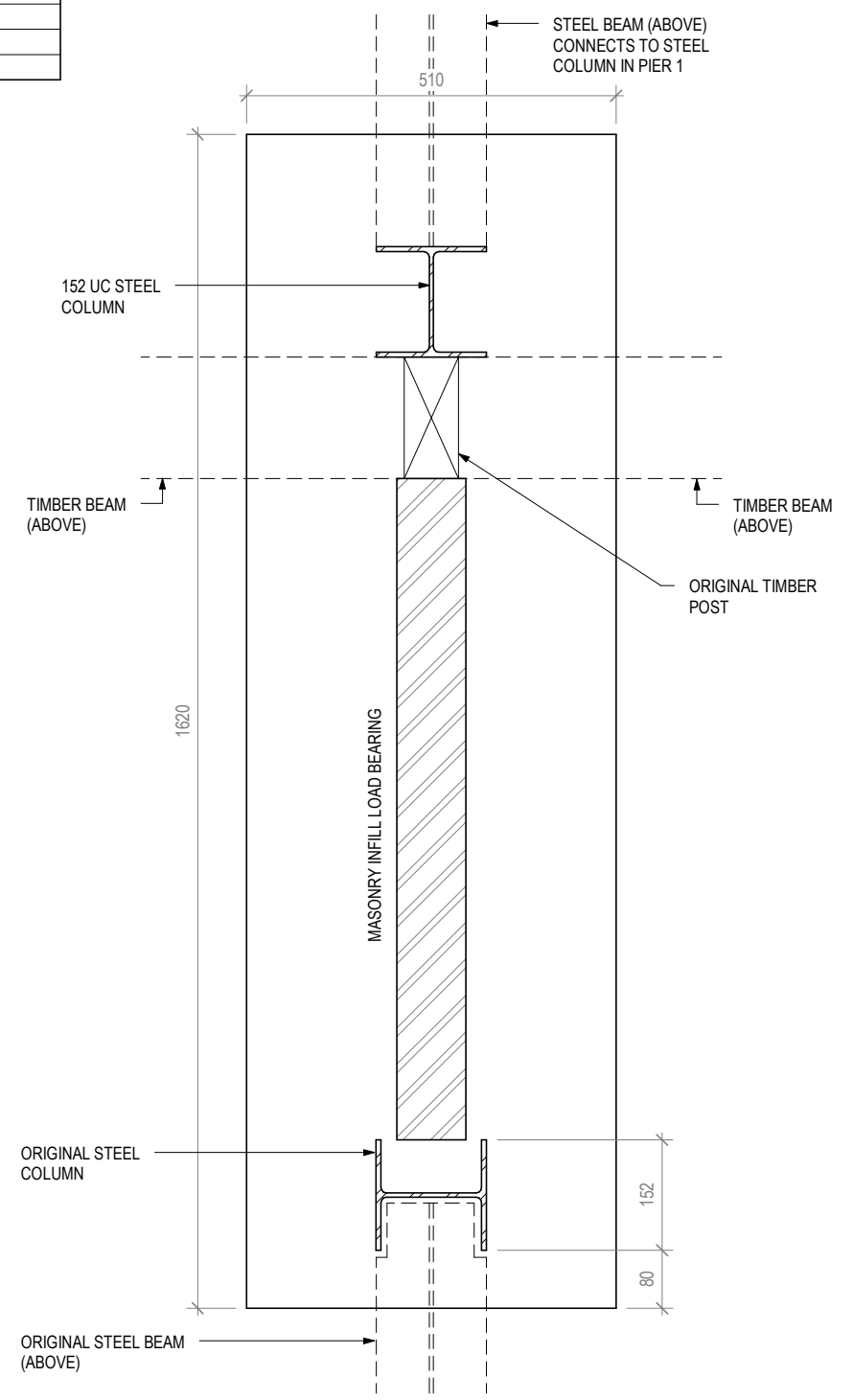
PADSTONE SCHEDULE	
REF.	L x W x Dp.
PS1	215 x 215 x 150
PS2	215 x 100 x 150

KEY:	
	EXISTING MASONRY
	LIGHT WEIGHT STUD
EB	EXISTING BEAM
FB	FLITCH BEAM

TIMBER BEAM SCHEDULE			
REF.	SECTION SIZE	GRADE	ADD. INFO.
T1	2No. 47 x 150 DEEP	C24	
T2	2No. 47 x 225 DEEP	C24	
T3	2No. 47 x 225 DEEP	C24	
T4	2No. 75 x 175 DEEP	C24	



**PIER 1 - PLAN**  
 1 : 10



**PIER 2 - PLAN**  
 1 : 10

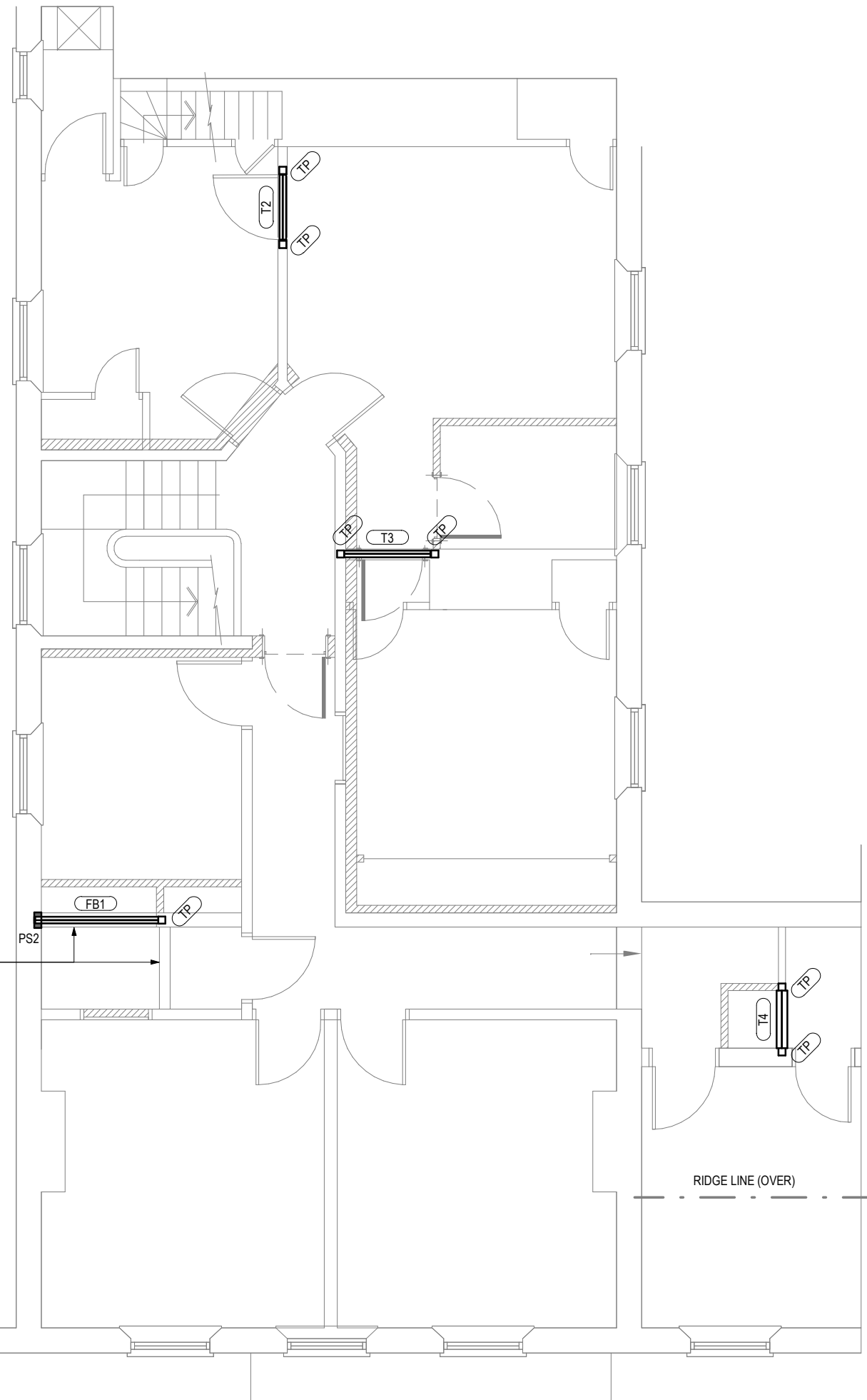
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GROUND FLOOR GA				
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DRAWING NO.	REV.
GA/02	C1



TIMBER BEAM SCHEDULE			
REF.	SECTION SIZE	GRADE	ADD. INFO.
T1	2No. 47 x 150 DEEP	C24	
T2	2No. 47 x 225 DEEP	C24	
T3	2No. 47 x 225 DEEP	C24	
T4	2No. 75 x 175 DEEP	C24	

PADSTONE SCHEDULE	
REF.	L x W x Dp.
PS1	215 x 215 x 150
PS2	215 x 100 x 150

KEY:	
	EXISTING MASONRY
	LIGHT WEIGHT STUD
EB	EXISTING BEAM
FB	FLITCH BEAM

TIMBER FLITCH BEAM SCHEDULE			
REF.	SECTION SIZE	GRADE	ADD. INFO.
FB1	2No. 47 x 225 DEEP	C24	+ 8x200 STEEL PLATE, M20 BOLTS Gr. 8.8 - 2 AT EACH END, 3 IN SPAN

**FIRST FLOOR**  
1 : 75  
(STRUCTURE OVER)



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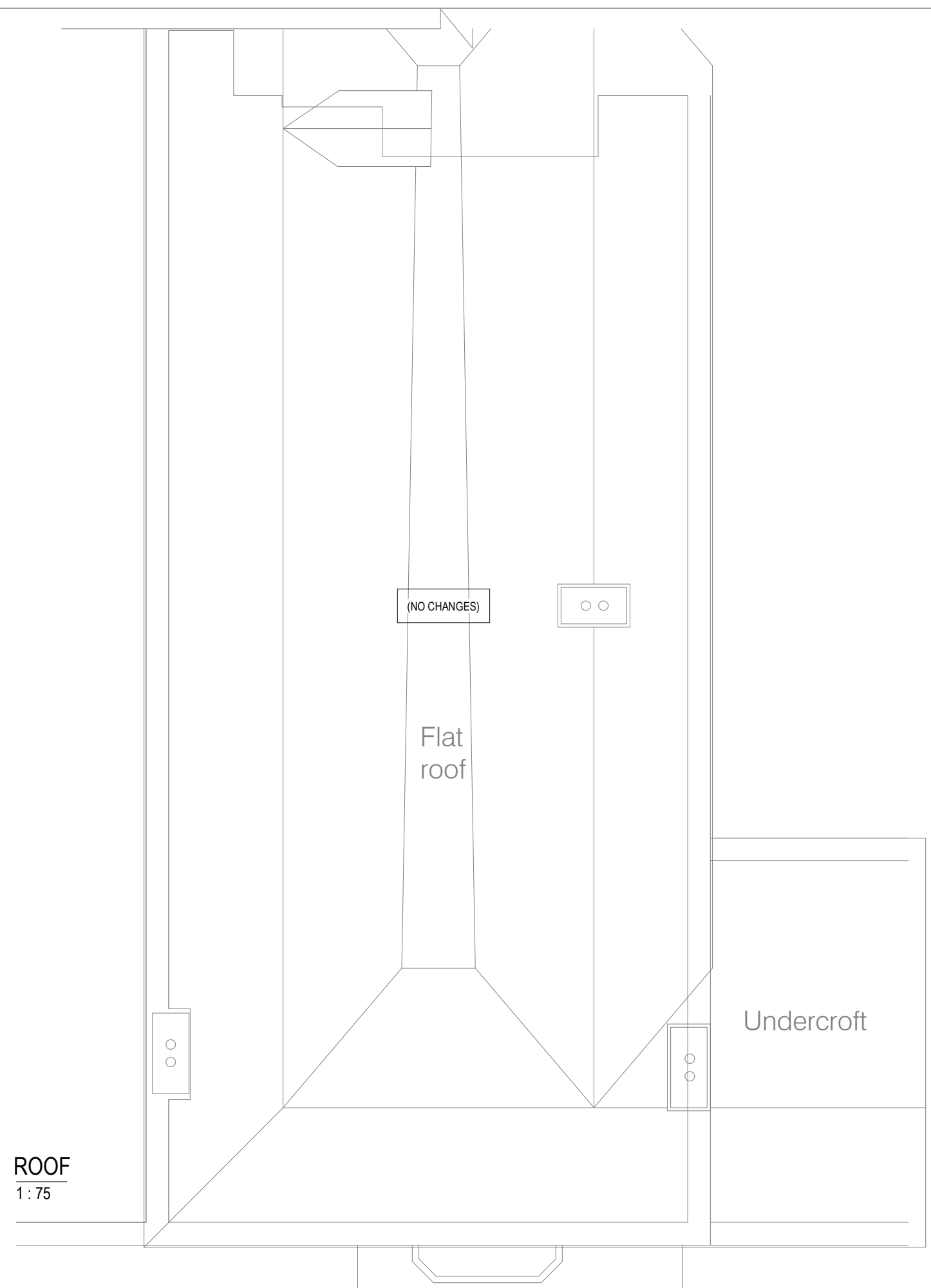
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FIRST FLOOR GA					CONSTRUCTION	
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<b>KEY:</b>	
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	LIGHT WEIGHT STUD
EB	EXISTING BEAM
FB	FLITCH BEAM



**ROOF**  
1 : 75

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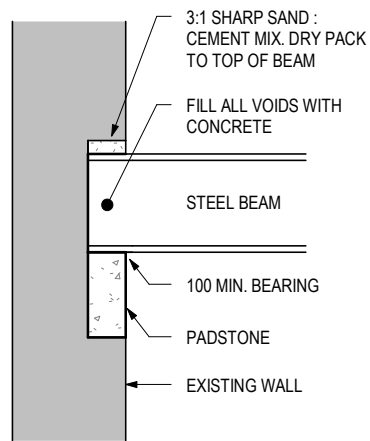
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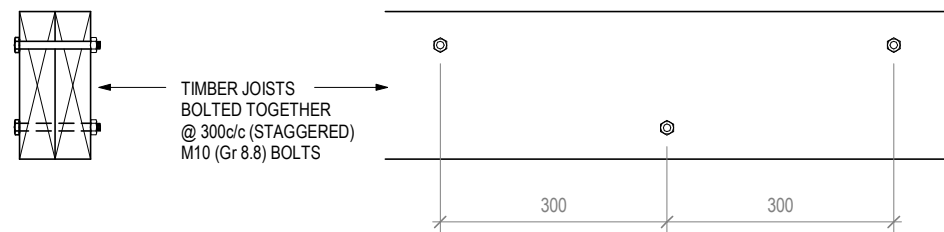
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<b>ROOF GA</b>				
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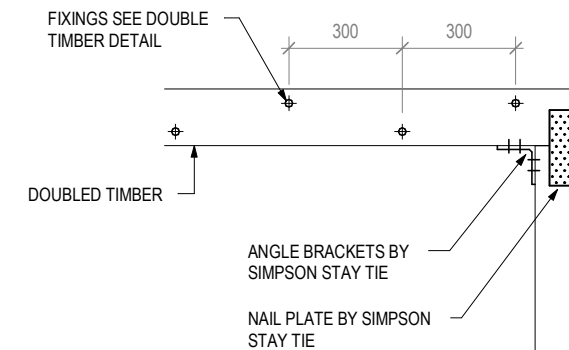
<b>CONSTRUCTION</b>	
DRAWING NO.	REV.
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**TYPICAL PADSTONE DETAIL**  
1 : 20



**TYPICAL DOUBLE TIMBER DETAIL**  
1 : 10



**TYPICAL TIMBER BEAM TO POST DETAIL**  
1 : 20

- NOTES:**
1. ALL WELDS TO BE 8 CFW UNO.
  2. ALL BOLTS TO BE M20 UNO.
  3. ALL BOLTS TO BE GRADE 8.8 UNO.
  4. FSBW - FULL STRENGTH BUTT WELD.
  5. CFW - CONTINUOUS FILLET WELD.

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<b>STANDARD DETAILS - SHEET 1</b>					<b>CONSTRUCTION</b>	
TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE	DRAWING NO.	REV.
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**STRUCTURAL STEELWORK NOTES**

- ALL MATERIALS, FABRICATION, WORKMANSHIP AND ERECTION OF STEELWORK SHALL BE IN ACCORDANCE WITH THE NATIONAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION, 5TH EDITION AS PUBLISHED BY THE BRITISH CONSTRUCTIONAL STEELWORK ASSOCIATION.
- STEELWORK CONNECTIONS SHALL COMPRISE NOT LESS THAN 4 NO. M12 DIA. GR. 8.8 BOLTS FOR ALL OTHER MEMBERS, EXCEPT WHERE OTHERWISE SHOWN ON THE DRAWINGS. WHERE CONNECTION LOADS ARE PROVIDED BY THE ENGINEER, THE STEELWORK CONTRACTOR SHALL DESIGN CONNECTIONS WHICH WILL BE SUBJECT TO COMMENT BY THE ENGINEER.
- STEEL BEAMS SHALL AT LEAST HAVE THE MINIMUM BEARINGS ON MASONRY WALLS AS SHOWN ON THE DRAWINGS. WHERE NO DETAILS OF BEARINGS ARE SHOWN PROVIDE BEARINGS TO THE FULL WIDTH OF THE SUPPORTING LEAF PADSTONE OR 150mm WHICHEVER IS GREATER.
- STEEL COLUMNS SHALL BE RAISED OR LOWERED TO THE CORRECT LEVELS OFF FOUNDATIONS/MASONRY SUPPORTS USING SAWN STEEL PACKS NOT LESS THAN 75mm SQUARE. ALLOWANCE SHALL BE MADE FOR NOMINAL 25mm THICKNESS OF GROUT BETWEEN COLUMN BASEPLATES AND FOUNDATIONS/MASONRY SUPPORTS. GROUT SHALL TAKE THE FORM OF NEAT CEMENT SLURRY WITH A NON SHRINK ADDITIVE AND SHOULD BE JUST FLUID ENOUGH TO POUR.
- SITE MODIFICATIONS TO STRUCTURAL STEELWORK SHALL NOT BE CARRIED OUT UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE ENGINEER
- ALL STRUCTURAL STEELWORK SHALL BE BLAST CLEANED TO B.S.7079 : PART A1, PREPARATION GRADE SA21/2 AND, EXCEPT WHERE SPECIFIED AS GALVANISED, SHALL BE PAINTED WITH A SUITABLE GOOD QUALITY HIGH BUILD EPOXY ZINC PHOSPHATE PRIMER TO PROVIDE A DRY FILM THICKNESS OF NOT LESS THAN 75 MICRONS. A PRE-FABRICATION PRIMER MAY BE USED AT THE FABRICATORS DISCRETION. THE CONTRACTOR SHALL ENSURE THAT THE PRIMER USED IS COMPATIBLE WITH SUBSEQUENT COATINGS SPECIFIED BY OTHERS. (E.G. INTUMESCENT PAINT).
- STEELWORK SPECIFIED AS GALVANISED SHALL BE BLAST CLEANED AS ABOVE & HOT DIP GALVANISED TO B.S.729 MINIMUM COATING THICKNESS 85 MICRONS.
- ALL STEELWORK BELOW DPC LEVEL OR BUILT WITHIN THE MASONRY WALL CAVITY SHALL BE SITE PAINTED WITH A COMPATIBLE HIGH BUILD EPOXY ZINC PHOSPHATE PRIMER TO PROVIDE A DRY FILM THICKNESS OF NOT LESS THAN 125 MICRONS, TO ACHIEVE AN OVERALL PRIMER COATING OF 200 MICRONS. I.E. LEIGHS
- PAINTS EPIGRIP C400 ZINC PHOSPHATE PRIMER/BUILD COAT OR EQUAL. STEELWORK BELOW DPC SHALL ALSO BE ENCASED IN NOT LESS THAN 100mm OF CONCRETE NOT WEAKER THAN SPECIFIED ON THE DRAWINGS.
- STEELWORK CONTRACTOR TO CO-ORDINATE WITH MAIN CONTRACTOR AND CLADDING CONTRACTOR TO PROVIDE ALL NECESSARY SECONDARY STEELWORK, TRIMMING ETC. AS REQUIRED AROUND ALL DOORS, WINDOWS AND THE LIKE.  
STEELWORK CONTRACTOR TO CO-ORDINATE WITH MAIN CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING DURING THE SEQUENCE OF ERECTION.

**TIMBER FLOOR CONSTRUCTION NOTES**

- ALL STRUCTURAL TIMBER FLOOR MEMBERS TO BE OF MINIMUM SIZE AS SHOWN ON THE DETAIL DRAWINGS. SIZES SHOWN ARE NOMINAL TIMBER SIZES EXCEPT AS NOTED ON THE DRAWINGS AND WILL BE SUBJECT TO REDUCTIONS IN FINISHED SIZE TO B.S.4471
- TIMBER FLOOR JOIST SHALL HAVE MINIMUM BEARINGS OF 100mm ON MASONRY AND 75mm ON STEEL BEAMS OR TIMBER PLATES EXCEPT AS NOTED ON THE DRAWINGS. TIMBER FLOOR JOISTS SHALL NOT BE BUILT INTO PARTY WALL CONSTRUCTIONS BUT SHALL BE SUPPORTED ON PROPRIETARY JOIST HANGERS AT SUCH LOCATIONS. RESTRAINT TYPE JOIST HANGERS CAPABLE OF RESISTING TENSILE FORCES, IN ACCORDANCE WITH BS 5628-1 APPENDIX C TO BE USED. ALTERNATIVELY, PROVIDE RESTRAINT STRAPS AT NOT MORE THAN 2.0M CENTRES USING 30mm X 5mm GALVANISED STRAPS WITH A TURN DOWN LENGTH OF 100mm AND STRAIGHT LENGTH OF 600mm. STRAPS FIXED TO FLOOR JOISTS WITH 50mm, NO.10 SCREWS AT NOT MORE THAN 110mm CENTRES AND A MINIMUM OF 4 FIXINGS.
- DOUBLE JOISTS SHALL BE PROVIDED UNDER NON-LOAD BEARING STUDWORK PARTITIONS RUNNING PARALLEL WITH JOIST SPANS, UNDER BATHS AND UNDER AIRING CUPBOARD, CYLINDERS & KITCHEN ISLANDS.
- ALL MEMBERS SUPPORTED ON PROPRIETARY HANGERS SHALL BE ACCURATELY CUT TO PROVIDE A FULL CONTACT WITH THE BASE OF THE HANGER AND SHALL BE FIXED IN ACCORDANCE WITH THE HANGER MANUFACTURER'S INSTRUCTIONS. JOISTS SHALL BE REBATED TO LIE FLUSH WITH UNDERSIDE OF HANGERS.
- ALL MEMBERS FITTED INTO STEEL BEAMS SHALL PROVIDE A GOOD FIT TO THE WEB OF THE BEAM AND SHALL BE NOTCHED THE MINIMUM AMOUNT REQUIRED TO CLEAR THE BEAM FLANGES. WHERE STEEL BEAMS ARE SPECIFIED WITHIN THE FLOOR DEPTH, THE UNDERSIDE OF JOISTS SHALL BE 5mm BELOW THE UNDERSIDE OF THE BEAMS.
- EXTERNAL AND PARTY WALLS PARALLEL WITH JOISTS SPANS SHALL BE RESTRAINED AT TOP OF FLOOR JOIST LEVEL AT NOT MORE THAN 2.0m CENTRES WITH GALVANISED 30 X 5.0mm STRAPS EXTENDING OVER A MINIMUM OF 3 JOISTS. NOGGINS NOT LESS THEN 75% OF JOIST DEPTH AND TIMBER BLOCKING ADJACENT TO WALLS SHALL BE FIXED BETWEEN JOISTS AT ALL STRAP LOCATIONS. STRAPS SHALL BE FIXED TO
- MEMBERS/NOGGINS WITH NOT LESS THAN 4 NO. 32 X 3.5mm GALVANISED OR SHERARDISED SQUARE TWISTED NAILS.
- END JOISTS SHALL BE POSITIONED APPROXIMATELY 50mm FROM MASONRY WALLS. JOIST CENTRES GENERALLY SHALL BE EQUAL AND SHALL NOT EXCEED THE DESIGN CENTRES SHOWN ON THE DRAWING. MULTIPLE JOISTS, WHERE SHOWN ON THE DRAWINGS SHALL BE SECURELY NAILED TOGETHER AT NOT MORE THAN 600mm CENTRES.  
UNLESS SPECIFIED OTHERWISE, SECURELY FIX STRUTTING BETWEEN JOISTS AT CENTRES AS FOLLOWS:  
JOIST SPAN OF 2.5m TO 4.5m: - ONE ROW AT CENTRE OF SPAN.  
JOIST SPAN OVER 4.5m: - TWO ROWS EQUALLY SPACED

**STRUTTING SHALL TAKE THE FORM OF ONE OF THE FOLLOWING.**

38mm X 38mm SOFTWOOD HERRINGBONE STRUTTING LOCATED BETWEEN 5 & 25mm CLEAR OF TOP AND BOTTOM EDGES OF JOIST.  
PROPRIETARY GALVANISED METAL STRUTTING FIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.  
SOLID SOFTWOOD STRUTTING NOT LESS THAN 38mm THICK AT LEAST THREE QUARTERS OF THE DEPTH OF THE JOIST.

**NOTCHES AND HOLES IN STRUCTURAL TIMBER**

- GENERAL: AVOID IF POSSIBLE
- SIZES: MINIMUM NEEDED TO ACCOMMODATE SERVICES.
- POSITION: DO NOT LOCATE NEAR KNOTS OR OTHER DEFECTS.
- NOTCHES AND HOLES IN THE SAME JOIST: MINIMUM 100mm APART HORIZONTALLY.
- NOTCHES IN JOISTS:
  - POSITION: LOCATE AT TOP. FORM BY SAWING DOWN TO A DRILLED HOLE
  - DEPTH (MAXIMUM): 0.125 x JOIST DEPTH
  - DISTANCE FROM SUPPORTS: BETWEEN 0.1 AND 0.25 x SPAN
- HOLES IN JOISTS:
  - POSITION: LOCATE ON NEUTRAL AXIS
  - DIAMETER (MAXIMUM): 0.25 x JOIST DEPTH
  - CENTRES (MINIMUM): 3 x DIAMETER OF LARGEST HOLE
  - DISTANCE FROM SUPPORTS: BETWEEN 0.25 AND 0.4 OF SPAN.
- NOTCHES IN ROOF RAFTERS, STRUTS AND TRUSS MEMBERS: NOT PERMITTED.
- HOLES IN STRUTS AND COLUMNS: LOCATE ON NEUTRAL AXIS.
  - DIAMETER (MAXIMUM): 0.25 x MINIMUM WIDTH OF MEMBER
  - CENTRES (MINIMUM): 3 x DIAMETER OF LARGEST HOLE
  - DISTANCE FROM ENDS: BETWEEN 0.25 AND 0.4 OF SPAN

**STRUCTURAL MASONRY NOTES**

- REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATION FOR MASONRY REQUIREMENTS IN RESPECT OF ACOUSTIC, THERMAL INSULATION AND DURABILITY REQUIREMENTS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF THIS CONFLICTS WITH STRUCTURAL REQUIREMENTS.
- BLOCKWORK TO HAVE A MINIMUM COMPRESSIVE STRENGTH AS SPECIFIED ON THE DRAWINGS. ALL BLOCKWORK TO BE SOLID UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS AND IS TO COMPLY WITH BS5628, TABLE 4, REQUIREMENTS FOR SPECIAL CATEGORY OF MANUFACTURE. THE MAXIMUM WEIGHT OF AN INDIVIDUAL MASONRY UNIT MUST NOT EXCEED 20KG. BLOCKWORK SHOULD BE ADEQUATELY PROTECTED ON SITE TO AVOID SATURATION AND POSSIBLE INCREASE IN LIFTING WEIGHT. REFERENCE SHALL BE MADE TO THE PROJECT ARCHITECT/ACOUSTIC CONSULTANT FOR COMPLIANCE WITH PART E OF THE BUILDING REGULATION - SOUND TRANSMISSION.
- BLOCKWORK BELOW DPC TO BE OF FOUNDATION QUALITY (REFER TO MANUFACTURERS GUIDELINES) AND TO BE OF AT LEAST EQUAL MINIMUM COMPRESSIVE STRENGTH TO THAT INDICATED BETWEEN GROUND AND FIRST FLOOR AND IN NO CASE LESS THAN 7N/mm².
- BRICKWORK TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20N/mm² AND IS TO COMPLY WITH BS5628 REQUIREMENTS FOR SPECIAL CATEGORY OF MANUFACTURE.
- MORTAR DESIGNATION AS FOLLOWS:  
ABOVE DPC MORTAR DESIGNATION III  
BELOW DPC MORTAR DESIGNATION II
- REFER TO THE ARCHITECTS DRAWINGS FOR DETAILS OF DPCS, DPM'S, WATERPROOFING AND INSULATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE WORKS DURING CONSTRUCTION.
- LINTELS**  
EXTERNAL WALLS: PROVIDE PROPRIETARY LINTELS AS SPECIFIED ON THE DRAWINGS OR EQUIVALENT APPROVED BY ALTERNATIVE MANUFACTURER.  
INTERNAL WALLS: PROVIDE PROPRIETARY IG BOX LINTELS TO LOADBEARING INTERNAL WALLS AS SPECIFIED ON THE DRAWINGS OR EQUIVALENT APPROVED BY ALTERNATIVE MANUFACTURER.  
  
PROVIDE PROPRIETARY IG INTERNAL LINTEL TO SMALL OPENINGS IN NON LOADBEARING BLOCKWORK WALLS OR EQUIVALENT APPROVED BY ALTERNATIVE MANUFACTURER.  
ALL STEEL LINTELS TO BE FULLY GALVANISED AND HAVE A MINIMUM 150mm BEARING TO EACH END UNLESS NOTED OTHERWISE.
- DENSITY & POSITION OF TIES TO COMPLY WITH BS 5268 PART 1 2005. FOR CAVITY WALLS IN WHICH BOTH LEAVES ARE 90mm OR THICKER TIES SHOULD BE USED AT A RATE NOT LESS THAN 2.5 PER SQUARE METER IN A STAGGERED PATTERN (900mm HORIZONTAL X 450mm VERTICAL CENTRES) AND HAVE MINIMUM 50mm EMBEDMENT. THESE SHOULD BE EVENLY DISTRIBUTED OVER THE WALL AREA EXCEPT AROUND OPENINGS & SHOULD PREFERABLY BE STAGGERED. IN CASES WHERE INSULATION BOARD IS INCORPORATED WITHIN THE CAVITY & RESTRAINED BY TIES WITH INSULATION RETAINING CLIPS IT MAY BE NECESSARY TO REDUCE THE HORIZONTAL SPACING OF THE TIES TO 600mm. AT VERTICAL EDGES OF AN OPENING OR UNRETURNED OR UNBOUNDED EDGES OR ADJACENT TO COLUMNS & VERTICAL EXPANSION JOINTS ADDITIONAL TIES SHOULD BE USED AT A RATE OF ONE PER 300mm HEIGHT & LOCATED NOT MORE THAN 225mm FROM EDGE.

**CONCRETE**

- ALL CONCRETE TO BE NORMAL WEIGHT, STRENGTH GRADE C28/35 TO PROVIDE A MINIMUM CUBE COMPRESSIVE STRENGTH OF 35N/mm² AT 28 DAYS.
- ALL CONCRETE BELOW GROUND LEVEL (SLABS, WALLS & FOUNDATIONS) TO BE DESIGNED FOR A DESIGN SULPHATE CLASS OF DS-2.
- UNDER NO CIRCUMSTANCES IS CONCRETE TO BE POURED IF EXPECTED TEMPERATURE WITHIN THE FOLLOWING 24 HOUR PERIOD IS EXPECTED TO BE 5° C OR LESS.
- NO ADMIXTURES OF ANY FORM TO BE ADDED TO THE CONCRETE WITHOUT THE WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER. IT IS STRICTLY FORBIDDEN TO ADD WATER TO CONCRETE ON SITE.

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**J002242**

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**GENERAL NOTES**

TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE
VI	PB	30.03.2022	A3	1 : 1

**CONSTRUCTION**

DRAWING NO.	REV.
SN/01	C1